



WELCOME!

Emerging Directions Review

reimagine

NANAIMO

Our City, Our Plans.

1

Territorial Acknowledgement



Today's Agenda

TOPICS

- | | |
|---|----------------------------|
| 1 | Land Use Plan Designations |
| 2 | Neighbourhood Plans |
| 3 | Building Heights |
| 4 | Island Highway Character |
| 5 | Large Format Retail |
| 6 | Stand-Alone Commercial |
| 7 | Next Steps |

Feedback Instructions



DURING COMMENT BREAKS

- Record your comments while we present and share with the group during the group discussions
- Respond to the feedback polls

LAND USE PLAN

Planning for Growth



INTEGRATED LAND USE WHAT WE'VE BEEN HEARING

COMMUNITY PRIORITIES FOR PLANNING FOR GROWTH



A thriving downtown



Access to daily needs



Affordable housing options



Integrated mobility options



Density instead of expansion. Focus on densifying the existing areas with multi-family housing located close to (adjacent or above) services. Now is the opportunity to dial back this unfettered urban sprawl. Vancouver Island ain't getting any bigger, so stop using land we don't need to use yet.



SCENARIO EXPLORATION

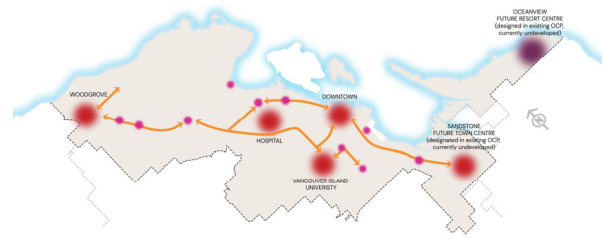
1	★ ★ ★ ☆ ☆	2.73 stars out of 5
2	★ ★ ★ ★ ☆	3.60 stars out of 5
3	★ ★ ★ ★ ☆	3.86 stars out of 5

In Phase 2, participants supported aspects of both Scenarios 2 and 3 with suggestions for a hybrid approach

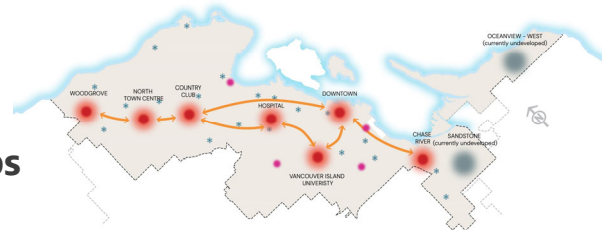
Three Preliminary Scenarios



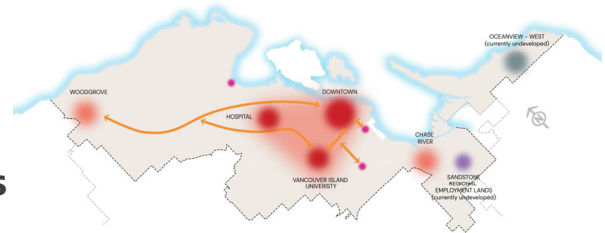
Scenario 1:
Current Path



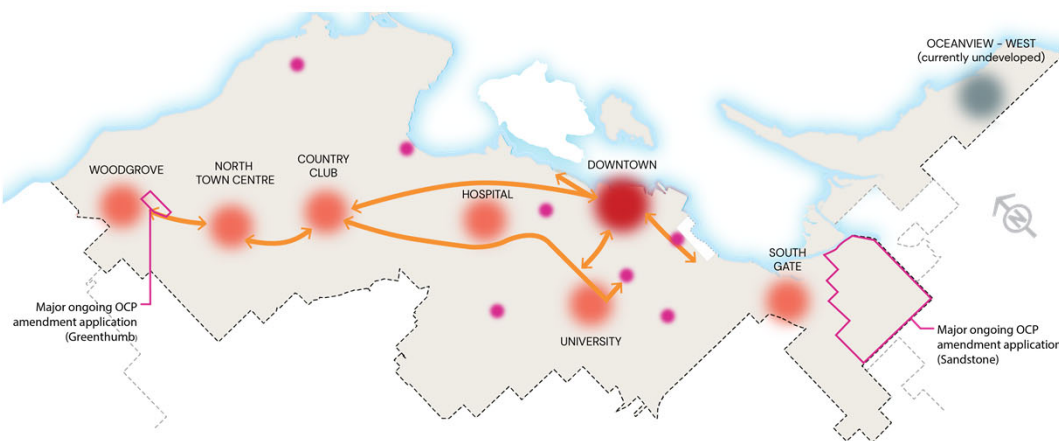
Scenario 2:
Mobility Hubs



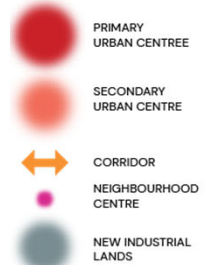
Scenario 3:
Central Focus



Draft Consolidated Scenario



LEGEND



LAND USE PLAN HIGH LEVEL CATEGORIES



URBAN CENTRES



CORRIDORS



NEIGHBOURHOODS



INDUSTRIAL



BLUE AND GREEN LANDS



9

LAND USE PLAN URBAN CENTRES



Primary Urban Centre



TYPICAL BUILDING FORMS

- Mixed-use with commercial ground floor
- Mid and high-rise apartments
- Height | 12 + storeys

TYPICAL USES

- Mixed-use, commercial, office, residential
- Residential in apartment formats
- Civic / institutional uses
- Parks, plazas, open spaces

10

LAND USE PLAN URBAN CENTRES



Secondary Urban Centre



TYPICAL BUILDING FORMS

- Mixed-use with commercial ground floor
- Low and Mid-rise apartments
- Height | Up to 12 storeys
Potential for limited additional height

TYPICAL USES

- Mixed-use, commercial, office, residential
- Residential in apartment formats
- Civic / institutional uses
- Parks, plazas, open spaces

11

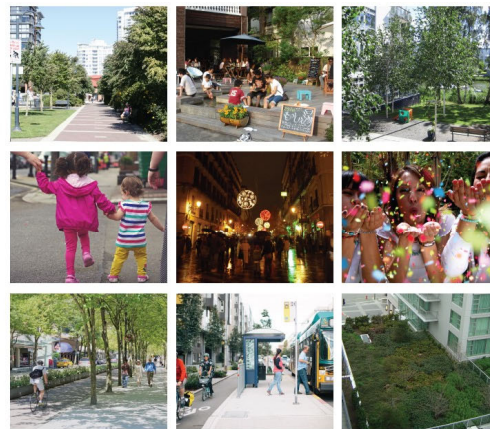
LAND USE PLAN URBAN CENTRES



WHAT DO THEY
FEEL LIKE?



ARTISTIC RENDERING OF A REIMAGINED URBAN CENTRE



DRAFT
FOR DISCUSSION ONLY

12



FEEDBACK POLL

13

LAND USE PLAN CORRIDOR



BIG MOVES Corridor Designation Refinement

CURRENT APPROACH (2008 OCP):

- Corridors along key transportation routes and in adjacent areas between Urban Nodes

CITY PLAN EMERGING DIRECTIONS:

- Further alignment of Corridors with planned primary transit routes



LAND USE INVENTORY

- Indicated an over-abundance of commercial spaces
- Recommended focusing commercial uses to support critical mass

14

LAND USE PLAN CORRIDOR



BIG MOVES

- Corridor designation split into two designations:

Mixed-Use Corridor



Primarily mixed uses
with ground-floor
commercial services

Residential Corridor



Primarily residential

15

LAND USE PLAN CORRIDOR



Mixed Use Corridor



TYPICAL BUILDING FORMS

- Mixed-use with commercial ground floor and residential above
- Height | 3 to 6 storeys

TYPICAL USES

- Primarily mixed-use
- Residential in upper storeys
- Limited residential only may be considered
- Parks, plazas, open spaces, institutional

16

LAND USE PLAN CORRIDOR



Residential Corridor



TYPICAL BUILDING FORMS

- Low to mid-rise apartments
- Townhomes
- Height | 3 to 6 storeys

TYPICAL USES

- Primarily residential uses
- Limited ground floor commercial uses with a neighbourhood servicing focus may be considered
- Parks, plazas, open spaces, institutional

17

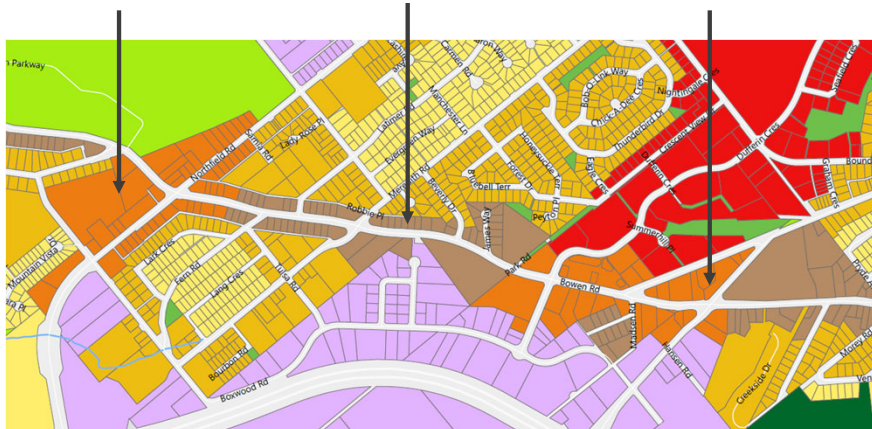
LAND USE "BIG MOVES" Corridor Designation Refinement



Mixed-Use Corridor
(Northfield)

Residential Corridor

Mixed-Use Corridor
(Dufferin)



DRAFT
FOR DISCUSSION ONLY



FEEDBACK POLL

19

LAND USE PLAN NEIGHBOURHOODS



WHAT DO THEY FEEL LIKE?



ARTISTIC RENDERING OF A REIMAGINED NEIGHBOURHOOD

Neighbourhood Centre



Old City Heritage Neighbourhood



Core Neighbourhood



Neighbourhood



Low-Density Neighbourhood



20

LAND USE PLAN NEIGHBOURHOODS



Neighbourhood Centre



TYPICAL BUILDING FORMS

- Mixed-use with commercial ground floor
- Low to mid-rise apartments
- Townhomes
- Height | 2 to 4 storeys

TYPICAL USES

- Mixed-use commercial and residential
- Limited stand-alone commercial
- Residential in apartment formats
- Parks, plazas, open spaces, institutional

21



FEEDBACK POLL

22

LAND USE "BIG MOVES" Old City Neighbourhood Designation



CURRENT APPROACH (2008 OCP):

- Neighbourhood designation
- Old City Neighbourhood Plan

CITY PLAN EMERGING DIRECTIONS:

- Policy integration options (under exploration):
 - Add and update key policy directions from Neighbourhood Plan to City Plan
 - Refer to Neighbourhood Plan as a guidance document (potential for future updates)
 - Consider a future Area Plan



23

LAND USE PLAN NEIGHBOURHOODS



TYPICAL BUILDING FORMS

- Single-unit dwellings and secondary suites
- Multi-unit dwellings (tri/ fourplex, townhomes, low-rise apartment)
- Height | Up to 3* storeys

TYPICAL USES

- Residential
- Home-based business
- Local servicing commercial
- Parks, plazas, open spaces, institutional

*potential for additional heights in strategic locations

24



FEEDBACK POLL

25

LAND USE PLAN NEIGHBOURHOODS



BIG MOVES

- Existing neighbourhood designation split to two designations:

Core Neighbourhood



Encourages increased density and infill in areas close to Urban Centres or transit corridors

Neighbourhood



Continues to support primarily lower-density, ground oriented housing

26

LAND USE PLAN NEIGHBOURHOODS



Core Neighbourhood



TYPICAL BUILDING FORMS

- Single-unit dwellings with secondary suites
- Multi-unit dwellings (tri/ fourplex, townhomes, low-rise apartment)
- Small-scale commercial / mixed use
- Height | Up to 4 storeys*

TYPICAL USES

- Residential
- Home-based business
- Local servicing commercial
- Parks, plazas, open spaces, institutional

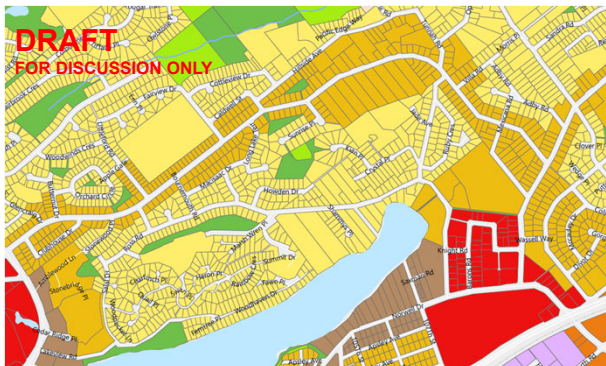
*potential for up to 6 storeys in strategic locations

27

LAND USE PLAN NEIGHBOURHOODS



CORE NEIGHBOURHOOD DESIGNATION



- Core Neighbourhood Designation on Uplands Drive
- Neighbourhood Designation
- Secondary Urban Centre Designation



Recent development of row-housing on Uplands Drive

28

LAND USE PLAN NEIGHBOURHOODS



Neighbourhood



TYPICAL BUILDING FORMS

- Single-unit dwellings with secondary suites
- Two-unit dwellings
- Triplex & fourplex townhomes
- Small-scale commercial / mixed use
- Height | Up to 3 storeys

TYPICAL USES

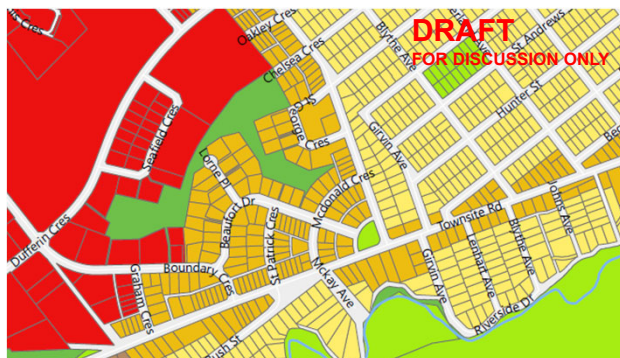
- Residential
- Home-based business
- Local servicing commercial
- Parks, plazas, open spaces, institutional

29

LAND USE PLAN NEIGHBOURHOODS



NEIGHBOURHOOD DESIGNATION



- Neighbourhood Designation
 Core Neighbourhood Designation
 Secondary Urban Centre Designation (Hospital)



30



FEEDBACK POLL

31

LAND USE PLAN NEIGHBOURHOODS



BIG MOVE LOW-DENSITY NEIGHBOURHOOD

CURRENT APPROACH (2008 OCP):

- Locations with significant physical, servicing, and emergency services constraints are in Urban Reserve or Neighbourhood designations, signalling potential for future development and extension of servicing.

CITY PLAN EMERGING DIRECTIONS:

- Add a Low-Density Neighbourhood designation
- Continue to support existing development and density
- Full community servicing (road, sewer, water, storm) would not be guaranteed for these areas
- Urban Reserve designation removed



Steep slopes make Linley Valley lands challenging to develop

32

LAND USE PLAN NEIGHBOURHOODS



Low-Density Neighbourhood



TYPICAL BUILDING FORMS

- Single-unit dwellings
- Height | Up to 2 storeys

TYPICAL USES

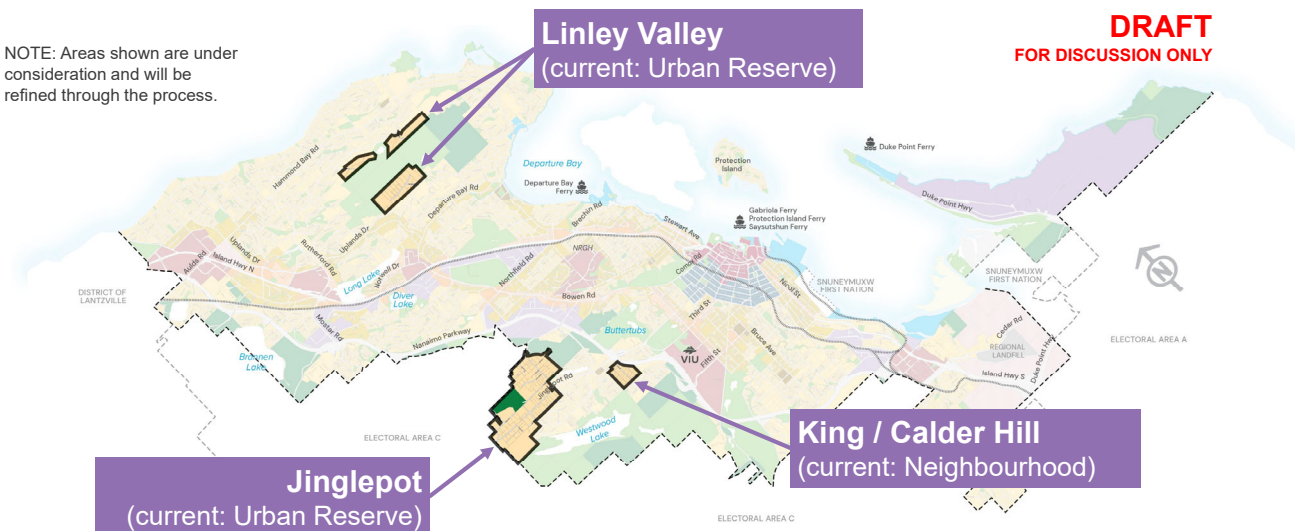
- Residential
- Live / work
- Agriculture
- Open spaces

33

LAND USE PLAN Areas Requiring Additional Consideration

NOTE: Areas shown are under consideration and will be refined through the process.

DRAFT
FOR DISCUSSION ONLY





FEEDBACK POLL

35

LAND USE "BIG MOVES" Industrial Lands Expansion / Protection



CURRENT APPROACH (2008 OCP):

- **Designated Industrial Lands:** 585 ha (excl. Sandstone)
- **Car Sales:** Supported in Shenton and Boban Light Industrial areas

CITY PLAN EMERGING DIRECTIONS:

- **Approx. Designated Industrial Lands:** 661 ha (excl. Sandstone), primarily through addition of Oceanview area
- **Car Sales:** Supported in Shenton Light Industrial area only
- Updated policy to discourage marginal uses (retail, recreation, office)
- Consideration for limited live/work in industrial areas, provided it does not impact industrial activity



LAND USE INVENTORY

- Indicates undersupply of Industrial lands
- Estimates 641-727 ha of industrial lands needed by 2041
- Recommends seeking new lands and intensification

36

LAND USE PLAN INDUSTRIAL LANDS



Industrial



TYPICAL BUILDING FORMS

- Industrial buildings and structures

TYPICAL USES

- Warehousing, distribution, transportation and logistics
- Manufacturing
- Processing

37

LAND USE PLAN INDUSTRIAL LANDS



Light Industrial



TYPICAL BUILDING FORMS

- Industrial buildings and structures
- Height | Up to 3 storeys

TYPICAL USES

- Warehousing, distribution, low-impact manufacturing
- Auto supplies and repairs
- Equipment repairs
- Construction
- Wholesalers
- Office and sales as ancillary uses only

38



FEEDBACK POLL

39

LAND USE PLAN BLUE AND GREEN LANDS



Waterfront



TYPICAL BUILDING FORMS

- Varies by location and use

TYPICAL USES

- Public access facilities, trails, recreation
- Water transportation
- Marine services and marinas
- Mixed use
- Ocean-focused industry
- Residential

40

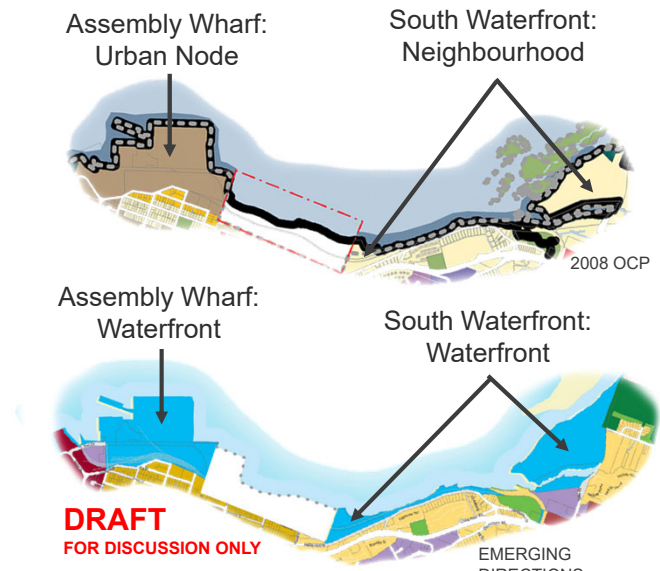
LAND USE "BIG MOVES" South Waterfront

CURRENT APPROACH (2008 OCP):

- **Assembly Wharf:** Urban Node
- **South Nanaimo:** Neighbourhood

CITY PLAN EMERGING DIRECTIONS:

- Change to **Waterfront** designation
- Recognizes the function of waterfront in this area as including:
 - Working waterfront lands
 - Unique sensitive environment



LAND USE PLAN BLUE AND GREEN LANDS



Parks and Open Space



TYPICAL BUILDING FORMS, USE AND DENSITY

- Forms | Park buildings, community service buildings
- Uses | Natural areas, parks, plazas, community wellbeing and service facilities, golf course

Resource Management



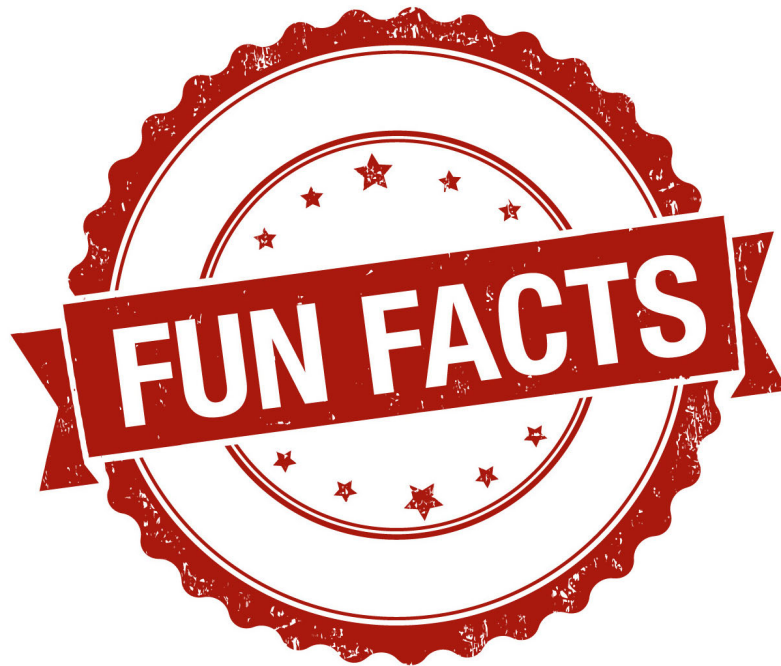
TYPICAL BUILDING FORMS, USE AND DENSITY

- Forms | Small-scale ancillary buildings
- Uses | Natural areas, agriculture, forestry, silviculture, parks



FEEDBACK POLL

43





STRETCH BREAK

Poll Results



Name	😊	?	☹️	Rank
Urban Centres	3	5		1
Corridors	6	2		4
Neighbourhood Centre	5	3		3
Old City Neighbourhood	3	4	1	2
Core Neighbourhood/ Neighbourhood	4	2	1	3
Low Density Neighbourhood	7	1		5
Industrial Lands	5	1	2	3
Blue and Green Lands	6	2		4



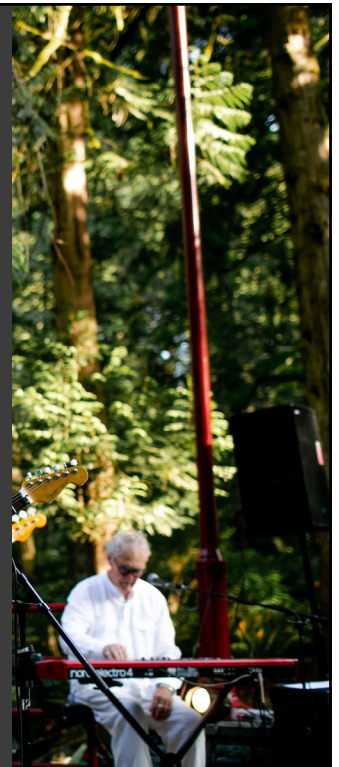


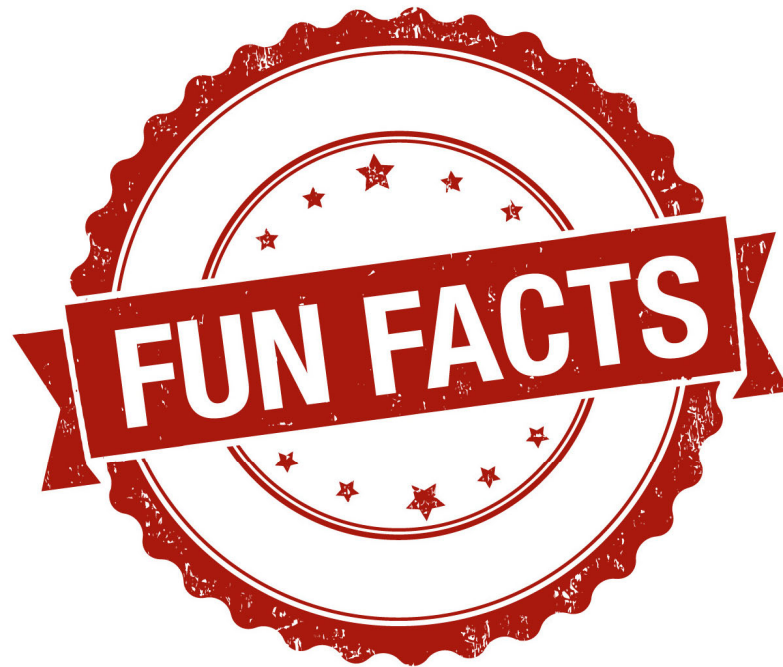
GROUP DISCUSSION

47

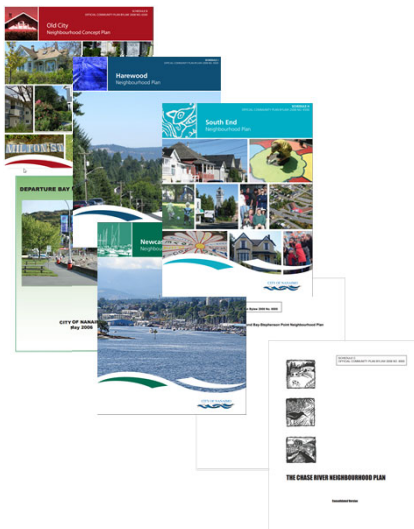
NEIGHBOURHOOD PLANS

Key Directions





NEIGHBOURHOOD PLANNING Updated Approach



CURRENT APPROACH (2008 OCP):

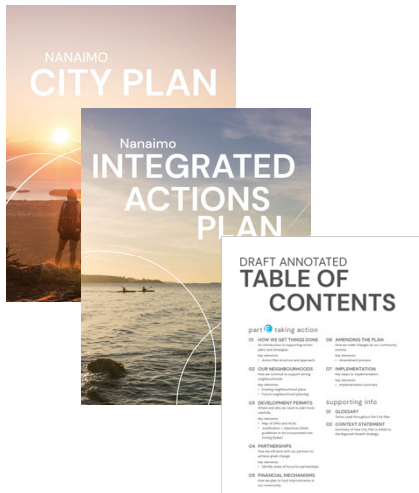
- Seven Neighbourhood Plans form part of the adopted City Plan
- Challenging to create: require lengthy planning processes, can have repetition / discrepancies, and may not always see the broad participation desired (resulting in plans guided by a small number of voices)



COMMUNITY INPUT

- The community values opportunities to provide input on what is important in their neighbourhood

NEIGHBOURHOOD PLANNING Updated Approach



CITY AND ACTION PLAN EMERGING DIRECTIONS:

- Integrate key policy concepts from existing Neighbourhood Plans into City Plan and Integrated Actions Plan (some universal across all plans)
- Maintain Neighbourhood Plans as guidelines outside the adopted City Plan
- Continued engagement with neighbourhoods to plan priority projects and investments

INTEGRATED NEIGHBOURHOODS SECTION, ALL 5 GOALS AND LINKS

51

NEIGHBOURHOOD PLANNING Updated Approach



Figure 1: Integrated Neighbourhood Sketch & Typical Land Uses



INTEGRATED NEIGHBOURHOODS

Examples of universal policies across plans include:

- Place-making and unique character
- Walking accessibility
- Public view protection
- Neighbourhood safety (crime, traffic, pedestrian)
- Local and relevant parks and recreation access/amenities

LOCAL HUBS CONCEPT

In neighbourhoods further from services, local hubs will be encouraged to form through partnerships around school sites, where educational activities can be combined with day-to-day neighbourhood needs like gathering spaces, day-care and play spaces, wellness and community meeting spaces, cafes, public art and cultural performance facilities, and other neighbourhood-scale activities. These local hubs are envisioned to fill an existing gap in neighbourhood-scale services and support more people in Neighbourhoods living closer to basic daily needs.

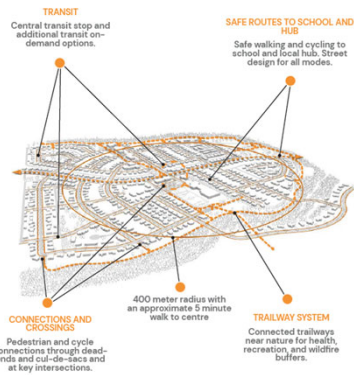
52

NEIGHBOURHOOD PLANNING Updated Approach



INTEGRATED NEIGHBOURHOODS

What does **A CONNECTED NANAIMO** look like in an NEIGHBOURHOOD?



INTEGRATED GOALS: HOW IT WORKS



53

NEIGHBOURHOOD PLANNING Updated Approach



INTEGRATED NEIGHBOURHOODS

What does **AN EMPOWERED NANAIMO** look like in a Neighbourhood?



INTEGRATED GOALS: HOW IT WORKS



54

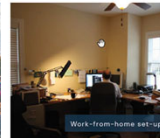
NEIGHBOURHOOD PLANNING Updated Approach



INTEGRATED NEIGHBOURHOODS



What does A PROSPEROUS NANAIMO look like in a NEIGHBOURHOOD?



INTEGRATED GOALS: HOW IT WORKS



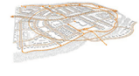
A GREEN NANAIMO
RESILIENT, INCLUSIVE
ECOSYSTEMS



A HEALTHY NANAIMO
COMMUNITY WELL-BEING &
STABILITY



A CONNECTED NANAIMO
EQUABLE ACCESS &
MOBILITY



A DIVERSE NANAIMO
ECONOMIC, SOCIAL
REPRESENTATION &
INCLUSION



A PROSPEROUS NANAIMO
ECONOMIC, SOCIAL
REPRESENTATION &
INCLUSION



reimagine NANAIMO

55

NEIGHBOURHOOD PLANNING Updated Approach



SHIFTING PRIORITIES

Chase River Neighbourhood Plan (1999)

Plan Priorities 1999	Reimagine Priorities 2020
Aggressive parks and trails acquisition	Transportation, transit, traffic congestion, and secondary access out of neighbourhood
Preservation of rural and heritage character	Housing diversity and affordability
Development of a Main Street/gateway to support the unique character	Homelessness and social challenges/safety (fee)
Acquiring specific list of Parks and Recreation amenities as community contributions through development applications	Community centre and accessible recreation and park amenities
Preservation of greenspace and greenway corridors	Safe routes to school and for walking (trails and sidewalks)
Closing of the landfill and redevelopment as public greenspace	Development applications (i.e.) Sandstone
Ongoing planning and neighbourhood involvement	

South end Neighbourhood Plan (2008)

Plan Priorities 2008	Reimagine Priorities 2020
Access to the waterfront from neighbourhood and public open-space development along the waterfront	Accessible indoor community recreation/meeting space
Neighbourhood safety and social challenges	Homelessness and neighbourhood safety
Unique street design concepts and design standards for the neighbourhood	Haliburton Street active transportation route
Neighbourhood clean up and beautification efforts; neighbourhood notice board installation	Pedestrian infrastructure (Sidewalk gaps, safe crossing across Nicol Street)
Neighbourhood gateway signage	Aging population and need to accommodate more seniors in the community
Pedestrian/bike safety and beautification on Nicol Street	Terminal/Nicol Street Reimagine plan implementation
Nuisance properties and good neighbour agreements	Mix of housing types and affordability
Green building efforts at the local level	
Neighbourhood level food security	
Transit improvements	
Maintaining neighbourhood character/gentrification	

56



FEEDBACK POLL

57

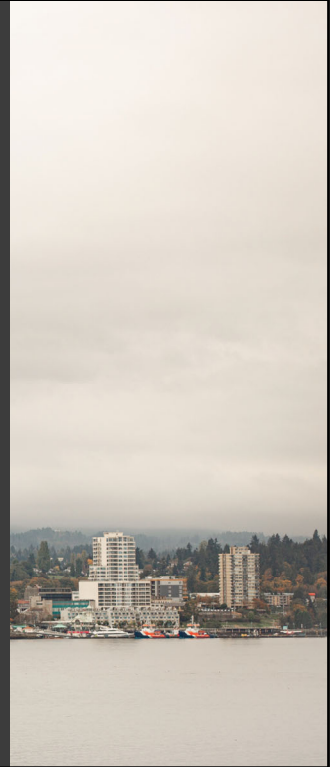


GROUP DISCUSSION

58

BUILDING HEIGHTS

Key Direction



LAND USE “BIG MOVES” Prioritization of Urban Centre Growth



CURRENT APPROACH (2008 OCP):

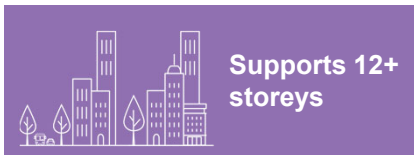
- No specific guidance on priority
- High-rise supported equally in all Urban Nodes and Commercial Centres

CITY PLAN EMERGING DIRECTIONS:

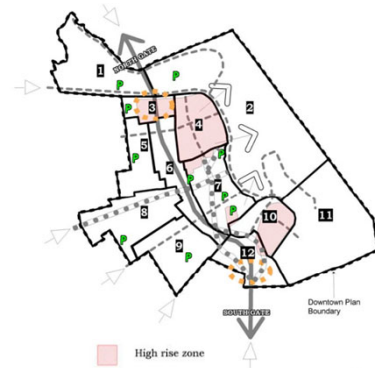
 <p>One Primary Urban Centre (Downtown)</p> <p>Supports 12+ storeys</p>	 <p>Six Secondary Urban Centres</p> <p>Supports up to 12 storeys (limited potential for additional)</p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

- Written policy outlining a hierarchy for City investment in Urban Centres
- Policy recognizing growth in areas with infrastructure capacity restrictions will not proceed until funding and plan to address is in place

LAND USE "BIG MOVES" PRIMARY URBAN CENTRE (Downtown)



Supports 12+ storeys

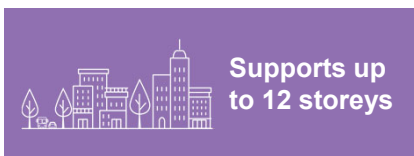


CITY PLAN EMERGING DIRECTIONS:

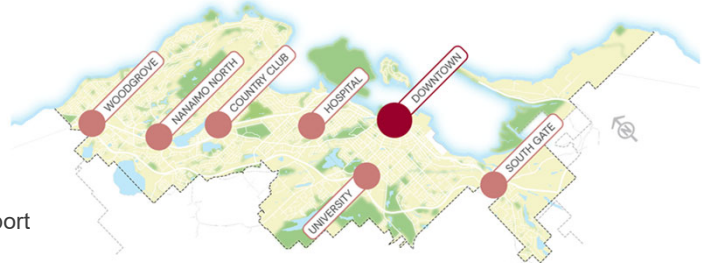
- Guided by the Nanaimo Downtown Plan & Nanaimo Downtown Design Plan
- Height generally limited to 6 storeys except for the high rise zone

61

LAND USE "BIG MOVES" SECONDARY URBAN CENTRES



Supports up to 12 storeys



CITY PLAN EMERGING DIRECTIONS:

- Height limited to 12 storeys with potential to support increase heights under key circumstances or as determined through Area Planning
- Limiting heights and the prioritization of urban centre, will help to realize the complete communities that we're envisioning

DRAFT
FOR DISCUSSION ONLY

62

LAND USE PLAN RESIDENTIAL LAND USE OVERVIEW



63



FEEDBACK POLL

64



GROUP DISCUSSION

65

MOBILITY “BIG MOVES” Island Highway Character



PREVIOUS APPROACH AND BACKGROUND:

- Community concerns about appearance and impression
- Managed by MOTI
- Typical character is highway corridor; however, passes through many of our Urban Centres and Corridors, where land uses have a more urban character

CITY PLAN EMERGING DIRECTION:

- Include policy for Island Highway to evolve into a more urban street character where it interfaces with Urban Centre and Corridor land uses with pedestrian accommodation, enhanced streetscapes, and regular maintenance
- Add policy for Industrial lands visibly connected to Island Highway to enhance character and/or screening



66

MOBILITY “BIG MOVES” Island Highway Character



Examples of
evolution to a
more urban
street character



67

LAND USE “BIG MOVES” Large-Format Retail Accommodation



CURRENT APPROACH (2008 OCP):

- Support for free standing large box retailers in Woodgrove Urban Node, future South Nanaimo Urban Node, and Commercial Centre designations

CITY PLAN EMERGING DIRECTIONS:

- Support for large-format retail in all Urban Centres, **provided it is consistent with the walk, cycle, and transit-oriented nature envisioned for these areas**
- No support for large areas of surface parking in Urban Centres



Example: Home Depot, Nanaimo

68

LAND USE "BIG MOVES"

Stand-Alone Commercial Accommodation



CURRENT APPROACH (2008 OCP):

- Support for stand-alone commercial in Woodgrove Urban Node, future South Nanaimo Urban Node, and Commercial Centre designations

CITY PLAN EMERGING DIRECTIONS:

- Emphasis of integrated commercial and residential mixed uses in Urban Centres and Corridors
- Less supportive of drive-thru and other car-oriented formats



69

Large-Format Retail and Stand-Alone Commercial Accommodation



70



FEEDBACK POLL

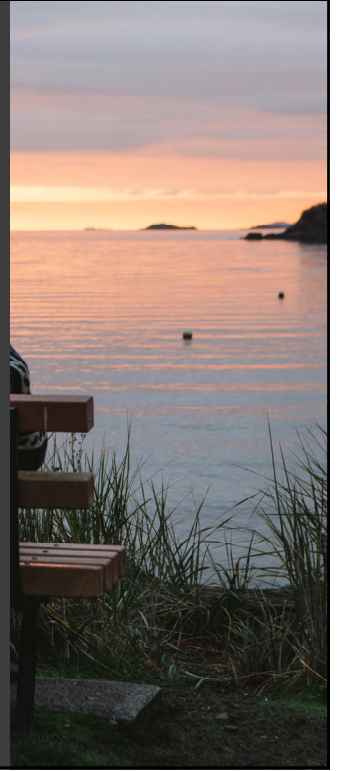
71



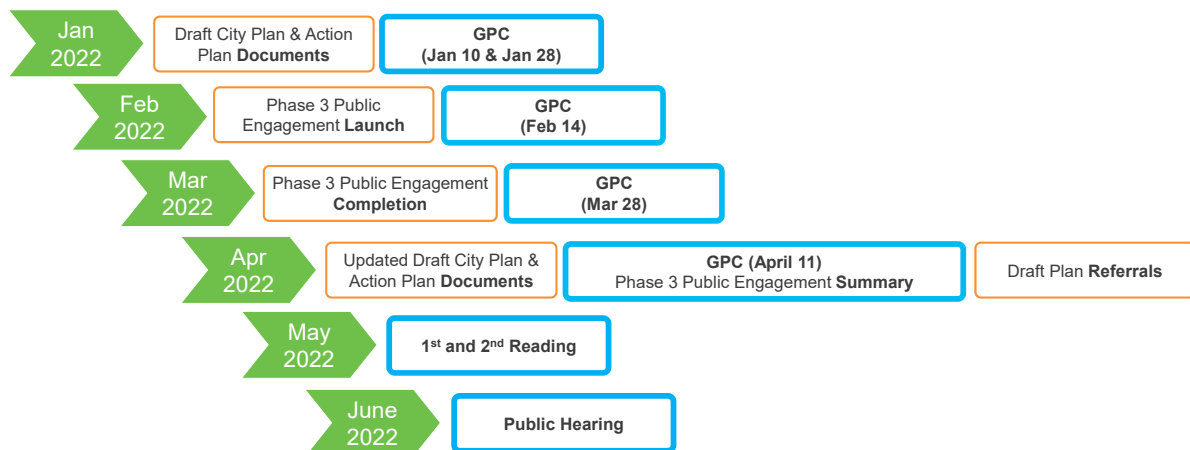
GROUP DISCUSSION

72

NEXT STEPS



Next Steps— Phase 3 Council Timeline



74

Potential Key Topics for Next Council Mtgs



GPC 28 JANUARY 2022

Truth And Reconciliation, Community Wellness,
Infrastructure

GPC 14 FEBRUARY 2022

Phase 3 Engagement Launch

Hay cep q'a Siem

